

CRAKEHALL WITH LANGTHORNE PARISH COUNCIL

Planning reference: ZB25/00685/HYB

Hybrid application for outline permission for 1 dwelling (Plot 1) and full permission for 3 dwellings (Plots 2-4) | OS Field 01777 Station Road Crakehall North Yorkshire

The Parish Council welcomes the decision to retain the Public Right of Way 10.31/5/1, in the latest amendment to the proposed block plan, updated on 24th December 2025. However, we wish to draw your attention that the plan does not accurately reflect to the route of PROW 10.31/5/1, as per the North Yorkshire PROW web site.

The Parish Council also wish to reconfirm their objections to the amended plans which are:

1. We repeat our concerns regarding the proposed application increasing the access to the development from Station Road, **from 1 to 2 entrances**. Also, the principal access has moved to the east of the site, resulting in a reduction in visibility, significantly increasing the risk of an accident as vehicles exit from the development.
2. The site compound boundary included in the document: **Construction Management Scheme and Wheel Washing** (31.03.2025), which increases the damage to the heritage asset; ridge and furrow, does not appear to have been included, despite the perimeter fencing having already been constructed.
3. The initial decision for access was based on the development comprising of bungalows. The submitted plans for plot 1 unmistakably have a second floor. The north eastern corner of plot 1 will be clearly visible from the centre of the conservation area within Great Crakehall.

We **reiterate** our concerns that the initial decision to grant access to the development was based upon a single entrance and minimal destruction of the ridge and furrow within the field, only to observe that the further amendment to the plans continues to disregard all these key elements.

David Shaw

Chair of Crakehall with Langthorne Parish Council